



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES

Wednesday, November 28, 2012

FILE #: 2012-7802
Location: **295 East Washington Ave.** (APN: 209-05-011)
Proposed Project: Special Development Permit to utilize an existing space for a restaurant; previously approved entertainment use (karaoke); and beer and wine service.
Applicant / Owner: Island 295 / Gregory Smith
Environmental Review: Categorically Exempt Class 1
Staff Contact: Shetal Divatia, (408) 730-7422, sdivatia@ci.sunnyvale.ca.us

In attendance: Eddy Shen, Architect; Rodney Fong, Neighbor; Andrew Miner, Zoning Administrator; Elise Lieberman, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Elise Lieberman, Project Planner, presented the item and stated that the site was previously used as a karaoke facility and has been operating with no issues. Staff recommends a 6 month operating review and no comments have been received from the public.

Mr. Miner opened the public hearing.

Eddie Shen, Architect, received and reviewed a copy of the staff report. Mr. Shen stated that the karaoke facility was for members only and they are now opening it up to the public. Mr. Miner asked if the back door is used as an entrance and wanted to know if there was any way to make the entrance on Washington Avenue more inviting. The applicant stated that currently they are not allowed to use the Washington Avenue entrance as a prior condition and they can revitalize the entrance if needed.

Rodney Fong, Neighbor, stated that his main issue is parking and that both entry ways are uninviting.

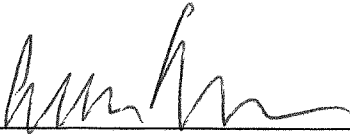
Mr. Miner closed the public hearing.

Mr. Miner took the application under advisement until Thursday, November 29, 2012. On that day, Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report. Mr. Miner added 3 conditions regarding tinted windows, an awning and noise restrictions.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:18 p.m.

Minutes approved by:

A handwritten signature in black ink, appearing to read 'Andrew Miner', is written over a horizontal line.

Andrew Miner, Principal Planner